

ORDINANCE C-46-05

AN ORDINANCE FOR THE REZONING OF 1.75 ACRES
LOCATED ON THE SOUTHWEST CORNER OF SOUTHWEST
BOULEVARD AND BROADWAY FROM PSO & C-2 TO C-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on March 22, 2005; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PSO & C-2 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being 1.753 acres out of an original 3.4023 acre tract conveyed to T. Richard Barbee, Jr., as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

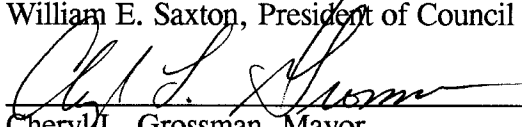
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 05-16-05
Effective: 06-15-05

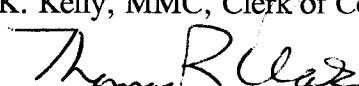
Attest:

I Certify that this ordinance
is correct as to form.


William E. Saxton, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, MMC, Clerk of Council


Thomas R. Clark, Director of Law

PAGE 2 – 1.75 ACRE ZONING DESCRIPTION

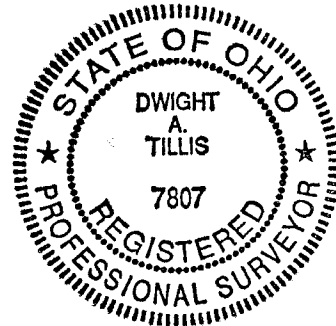
Thence S 22° 39'34" E, along a transitional right-of-way line from said existing southerly right-of-way line of Southwest Boulevard to said existing westerly right-of-way line of North Broadway, and along a northerly line of said original 3.4023 acre tract, a distance of 30.53 feet to the true point of beginning of the parcel herein described, containing 1.75 acres, more or less.

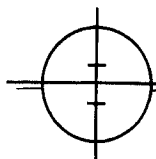
The basis of bearings for this description is the centerline of North Broadway (U.S. Route 62), being S 34° 14'12" W, as indicated in the description of the original 3.4023 acre tract conveyed to T. Richard Barbee, and of record in Official Record Volume 30553, Page F-04, Franklin County Recorder's Office, Columbus, Ohio.

This description was prepared by P & L Systems, Inc. in January of 2005 from public records, and is for zoning purposes only.

P & L Systems, Inc.

Dwight A. Tillis 2/1/05





P & L Systems, Inc.

Surveyors • Engineers
Planners

C-46-05
Exhibit "A"

171 Charring Cross Dr.
Westerville, OH 43081
Phone: (614) 891-4970
Fax: (614) 891-4984

1.75 ACRE

ZONING PARCEL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City and Virginia Military Survey Number 1388, and being a 1.75 acre parcel out of the original 3.4023 acre tract conveyed to T. Richard Barbee, Jr. in Official Record Volume 30553, Page F-04, the original 0.283 acre tract conveyed to Patricia E. Barbee in Official Record Volume 13526, Page D-10 and the original 8.1425 acre tract conveyed to T. Richard Barbee, Jr. in Official Record Volume 30553, Page F-12, with all record references herein cited being to the records of the Franklin County Recorder's Office, Columbus, Ohio, and said 1.75 acre parcel being more particularly described as follows:

Beginning for reference at a point at the centerline intersection of North Broadway (U.S. Route 62) and Southwest Boulevard (east);

Thence S 34° 14' 12" W, along the centerline of North Broadway, a distance of 65.00 feet to a point at the northeasterly corner of said original 3.4023 acre tract;

Thence N 56° 00' 00" W, leaving said centerline of North Broadway and along a northerly line of said 3.4023 acre tract, a distance of 30.00 feet to a point on the original westerly right-of-way line of North Broadway;

Thence N 22° 39' 34" W, leaving said original westerly right-of-way line of North Broadway and along another northerly line of said original 3.4023 acre tract, a distance of 14.96 feet to a point on the existing westerly right-of-way line of North Broadway and the true point of beginning of the parcel herein described;

Thence S 34° 14' 12" W, along said existing westerly right-of-way line of North Broadway and crossing said original 3.4023 acre tract and said original 0.283 acre tract, and crossing a portion of said original 8.1425 acre tract, a distance of 249.30 feet to a point;

Thence N 55° 31' 21" W, leaving said existing westerly right-of-way line of North Broadway and crossing a portion of said original 8.1425 acre tract, a distance of 248.67 feet to a point;

Thence N 10° 20' 16" E, continuing across said original 8.1425 acre tract, and crossing said 3.4023 acre tract, a distance of 251.94 feet to a point of the existing southerly right-of-way line of Southwest Boulevard and a northerly line of said original 3.4023 acre tract;

Thence S 62° 53' 08" E, along said existing southerly right-of-way line of Southwest Boulevard and a northerly line of said original 3.4023 acre tract, a distance of 277.30 feet to a point;

Thence S 56° 00' 00" E, continuing along said existing southerly right-of-way line of Southwest Boulevard and a northerly line of said original 3.4023 acre tract, a distance of 50.00 feet to a point;

